



CHIESA SHAHINIAN & GIANTOMASI PC

ONE BOLAND DRIVE
WEST ORANGE, NJ 07052

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February 18, 2022

VIA HAND DELIVERY

Diana Chandler-Zimmermann, Zoning Board Secretary
Township of West Orange
66 Main Street
West Orange, NJ 07052

**Re: Altera 769, LLC
Application for Preliminary and Final Major Site Plan Approval
769 Northfield Avenue – Block 166.15, Lot 1.09**

Dear Ms. Chandler-Zimmerman:

This office represents Altera 769, LLC (the “Applicant”) which is seeking site plan approval along with variance relief in connection with a two-phase development project proposed on the property located at 769 Northfield Avenue and designated as Block 166.15, Lot 9 on the Tax Maps of the Township of West Orange (the “Property”). In connection with the application, and the hearing scheduled for March 2, 2022, enclosed are six (6) sets of the each of the following documents for filing with the Township of West Orange Planning Board (the “Planning Board”):

- Letter, prepared by Dynamic Engineering, dated February 17, 2022, responding to the comments set forth within the February 8, 2022 Memorandum issued by the township of West Orange Department of Planning and Development (Paul Grygiel, AICP, PP) and the February 9, 2022 Memorandum issued by by CME Associates (John J. Hess, PE, PP, CME);
- New Jersey Stormwater Best Practices Manual Low Impact Development Checklist, prepared by Dynamic Engineering;
- Electric Vehicle Parking Exhibit, prepared by Dynamic Engineering, consisting of one (1) sheet, dated February 17, 2022;
- Vehicle Circulation Exhibit prepared by Dynamic Engineering, consisting of three (3) sheets, one sheet relating to Fire Trucks, one sheet relating to Delivery Vehicles, and one sheet relating to Refuse Trucks, dated February 17, 2022; and

February 18, 2022
Page 2

- Architectural Plans prepared by Rotwein + Blake, consisting of five (5) sheets, last revised February 17, 2022.

Should you require any additional information or documentation related to this application, please do not hesitate to contact me.

Respectfully submitted,

Lauren R. Tardanico /s/

Lauren R. Tardanico
Counsel

LT

February 17, 2022
Via FedEx Overnight

Township of West Orange
66 Main Street
West Orange, NJ 07052

Attn: Diana Zimmerman
Zoning Board Secretary

**RE: 769 Altera, LLC
Proposed Site Improvements
Block 166.15, Lot 9
769 Northfield Ave (CR 508)
Township of West Orange
Essex County, NJ
DEC #2530-99-006
Application No.: PB-21-10**

Dear Ms. Zimmerman,

Enclosed please find the following information constituting our submission of revised plans for the Township's continued review for the above referenced project:

- Six (6) copies of the Electric Vehicle Parking Exhibit prepared by our office, dated February 17, 2022;
- Six (6) copies of the Vehicle Circulation Exhibit – Fire prepared by our office, dated February 17, 2022;
- Six (6) copies of the Vehicle Circulation Exhibit – Delivery prepared by our office, dated February 17, 2022;
- Six (6) copies of the Vehicle Circulation Exhibit – Refuse prepared by our office, dated February 17, 2022; and
- Six (6) copies of the Low Impact Development Checklist prepared by our office, dated February 16, 2022.

The above documents have been prepared in accordance with the associated comments received at the February 8, 2022 Township SRAB meeting and per the comments provided by the Township Professionals. The following is an itemized response to same:

Memorandum from Township of West Orange Department of Planning and Development prepared by Paul Grygiel, AICP, PP, Planning Director dated February 8, 2022:

- Phasing: No response required.
- Pedestrian and bicycle circulation: The Site Plan (Phase 1) (Sheet 8) was previously revised to indicate an ADA compliant landing at the westerly side of the exit driveway. The existing sidewalk that currently ends at the east property line has been extended to the western property line approximately 115 feet along the subject site's frontage. The property to the west and the associated existing driveway is not owned by the applicant. Per correspondence with the Essex County Planning Board, additional sidewalk past the limits of the property frontage is not required by their office and is not proposed at this time.

- Turning templates: Please refer to the Vehicle Circulation Exhibits enclosed within this submission.
- Electric vehicle charging: Please refer to the Electric Vehicle Parking Exhibit enclosed within this submission.

CME Associates Memorandum prepared by John J. Hess, PE, PP, CME dated February 9, 2022:

Design Comments

1. No response required.
2. Please refer to the Vehicle Circulation Exhibits enclosed within this submission. Phase 1 and Phase 2 propose a total of 226 and 282 parking spaces respectively. This equates to a requirement of total of 9 proposed electric vehicle parking spaces for Phase 1 and 11 for Phase 2. As shown in the enclosed exhibit 9 spaces are proposed for Phase 1 including 1 ADA space and an additional 2 for Phase 2 thus satisfying the 4% requirement.
3. A Low Impact Development Checklist has been included within this submission for review.
4. Acknowledged; no response required.
5. Please refer to the Vehicle Circulation Exhibits enclosed within this submission.
6. Revised architectural plans depicted the corrected monument sign location are being provided under separate cover by the project architect.
7. The Site Plan (Phase 1) (Sheet 8) was previously revised to indicate an ADA compliant landing at the westerly side of the exit driveway. The existing sidewalk that currently ends at the east property line has been extended to the western property line approximately 115 feet along the subject site's frontage. The property to the west and the associated existing driveway is not owned by the applicant. Per correspondence with the Essex County Planning Board, additional sidewalk past the limits of the property frontage is not required by their office and is not proposed at this time.
8. The requested details are being provided by the project architect under separate cover.
9. The applicant will clean/jet the existing on-site stormwater management structures prior to construction.

Landscaping Comments

10. Acknowledged; revised notations for additional seeding mixes will be reviewed with the Township Engineer and added to the site plan set as part of resolution compliance.

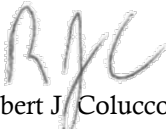
Lighting Comments

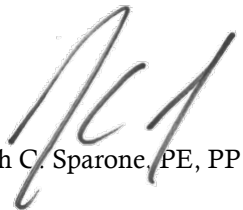
11. As discussed at the SRAB meeting, the proposed light levels have been designed to provide an average illumination that satisfies both the maximum illumination levels at the property line as well as minimum illumination in parking areas per ordinance requirements. Testimony regarding the design shall be provided at the upcoming Planning Board hearing.

We trust that the enclosed items, as well as the responses above, satisfy the initial comments from the Township's Professionals. Please review the enclosed information at your earliest convenience and contact our office with any questions or comments.

Sincerely,

Dynamic Engineering Consultants, PC


Robert J. Colucco, PE


Joseph C. Sparone, PE, PP

Enclosures

Cc: Tony Bienert
Terry Quinn
Eddie Tillman

New Jersey Stormwater Best Management Practices Manual

February 2004

A P P E N D I X A

Low Impact Development Checklist

A checklist for identifying nonstructural stormwater management strategies incorporated into proposed land development

According to the NJDEP Stormwater Management Rules at N.J.A.C. 7:8, the groundwater recharge, stormwater quality, and stormwater quantity standards established by the Rules for major land development projects must be met by incorporating nine specific nonstructural stormwater management strategies into the project's design to the maximum extent practicable.

To accomplish this, the Rules require an applicant seeking land development approval from a regulatory board or agency to identify those nonstructural strategies that have been incorporated into the project's design. In addition, if an applicant contends that it is not feasible to incorporate any of the specific strategies into the project's design, particularly for engineering, environmental, or safety reasons, the Rules further require that the applicant provide a basis for that contention.

This checklist has been prepared to assist applicants, site designers, and regulatory boards and agencies in ensuring that the nonstructural stormwater management requirements of the Rules are met. It provides an applicant with a means to identify both the nonstructural strategies incorporated into the development's design and the specific low impact development BMPs (LID-BMPs) that have been used to do so. It can also help an applicant explain the engineering, environmental, and/or safety reasons that a specific nonstructural strategy could not be incorporated into the development's design.

The checklist can also assist municipalities and other land development review agencies in the development of specific requirements for both nonstructural strategies and LID-BMPs in zoning and/or land use ordinances and regulations. As such, where requirements consistent with the Rules have been adopted, they may supersede this checklist.

Finally, the checklist can be used during a pre-design meeting between an applicant and pertinent review personnel to discuss local nonstructural strategies and LID-BMPs requirements in order to optimize the development's nonstructural stormwater management design.

Since this checklist is intended to promote the use of nonstructural stormwater management strategies and provide guidance in their incorporation in land development projects, municipalities are permitted to revise it as necessary to meet the goals and objectives of their specific stormwater management program and plan within the limits of N.J.A.C. 7:8.

Low Impact Development Checklist

A checklist for identifying nonstructural stormwater management strategies incorporated into proposed land development

Municipality: Township of West Orange

County: Essex Date: 2/16/2022

Review board or agency: Planning Board

Proposed land development name: Proposed Site Improvements

Lot(s): 9 Block(s): 166.15

Project or application number: PB-21-10

Applicant's name: Altera 769, LLC

Applicant's address: 5910 N. Central Expressway, Suite 1360

Dallas, Texas 75206

Telephone: 972-897-4961 Fax: _____

Email address: etillman@alteradevco.com

Designer's name: Robert J. Colucco, PE - Dynamic Engineering Consultants, PC

Designer's address: 245 Main Street, Suite 110

Chester, NJ 07930

Telephone: 908-879-9229 Fax: 908-879-0222

Email address: rcolucco@dynamicce.com

Part 1: Description of Nonstructural Approach to Site Design

In narrative form, provide an overall description of the nonstructural stormwater management approach and strategies incorporated into the proposed site's design. Attach additional pages as necessary. Details of each nonstructural strategy are provided in Part 3 below.

The development has been designed to minimize impervious surface and land disturbance while maintaining characteristics of the existing site to the maximum extent practicable and keeping within the requirements of the Township of West Orange Land Use Ordinance and NJAC 7:8. Soil erosion and sediment control prevention measures have been incorporated into the design to prevent soil erosion and the release of sediments off-site. Temporary silt fencing and inlet filters are proposed during construction to trap sediments resulting from disturbance on-site. Construction fencing and tree protection fencing encourages the protection of existing vegetation on-site. The proposed site design as shown in the accompanying engineering drawings has been designed to limit impervious coverage where feasible. The proposed stormwater management system and drainage design will serve to slow peak stormwater runoff and increase the time for stormwater to leave the site when compared to existing conditions. The proposed development has been designed to disturb only areas required for the construction of the parking areas and associated site improvements. The project contractors shall be directed to minimize soil compaction in proposed lawn areas as well as areas of the proposed basin. The proposed landscaping design has been prepared to provide an aesthetic interior and perimeter of the site and include native species. Plantings will be low maintenance and resilient to parking area pollutants. Some areas of grass swales are provided along the exterior landscaped areas of the site. Due to the size of the required stormwater management basin as well as the challenging grading throughout the site, a walled bioretention basin was required to provide adequate storage for water quantity purposes. The proposed development has been designed to incorporate preventive source controls including an aboveground bioretention basin in accordance with NJDEP BMP standards for treatment of stormwater runoff. Storm drain inlets and trash racks are provided to prevent discharge of trash and debris, and a facility maintenance and operation plan is provided which includes directions for regular sweeping and trash collection.

Part 2: Review of Local Stormwater Management Regulations

Title and date of stormwater management regulations used in development design:

NJAC 7:8 3/20/2020; Township of West Orange Land Use Ordinance

Do regulations include nonstructural requirements? Yes: X No: _____

If yes, briefly describe: Maintain existing conditions to the maximum extent practicable and restoring/preserving natural areas. Vegetated conveyance systems are provided wherever practical

List LID-BMPs prohibited by local regulations: N/A

Pre-design meeting held? Yes: X Date: 6/12/2020 No: 1

Meeting held with: Project Team

Pre-design site walk held? Yes: X Date: 6/12/2020 No: 1

Site walk held with: Project Team

Other agencies with stormwater review jurisdiction:

Name: Hudson Essex Passaic SCD

Required approval: Soil Erosion and Sediment Control Certification

Name: Essex County Planning Board

Required approval: Site Plan Approval

Name: _____

Required approval: _____

Part 3: Nonstructural Strategies and LID-BMPs in Design

3.1 Vegetation and Landscaping

Effective management of both existing and proposed site vegetation can reduce a development's adverse impacts on groundwater recharges and runoff quality and quantity. This section of the checklist helps identify the vegetation and landscaping strategies and nonstructural LID-BMPs that have been incorporated into the proposed development's design to help maintain existing recharge rates and/or minimize or prevent increases in runoff quantity and pollutant loading.

A. Has an inventory of existing site vegetation been performed? Yes: X No:

If yes, was this inventory a factor in the site's layout and design? Yes: X No:

B. Does the site design utilize any of the following nonstructural LID-BMPs?

Preservation of natural areas? Yes: X No: If yes, specify % of site: 15%

Native ground cover? Yes: X No: If yes, specify % of site: 15%

Vegetated buffers? Yes: No: X If yes, specify % of site:

C. Do the land development regulations require these nonstructural LID-BMPs?

Preservation of natural areas? Yes: No: X If yes, specify % of site:

Native ground cover? Yes: No: X If yes, specify % of site:

Vegetated buffers? Yes: No: X If yes, specify % of site:

D. If vegetated filter strips or buffers are utilized, specify their functions:

Reduce runoff volume increases through lower runoff coefficient: Yes: No: X

Reduce runoff pollutant loads through runoff treatment: Yes: No: X

Maintain groundwater recharge by preserving natural areas: Yes: No: X

3.2 Minimize Land Disturbance

Minimizing land disturbance is a nonstructural LID-BMP that can be applied during both the development's construction and post-construction phases. This section of the checklist helps identify those land disturbance strategies and nonstructural LID-BMPs that have been incorporated into the proposed development's design to minimize land disturbance and the resultant change in the site's hydrologic character.

A. Have inventories of existing site soils and slopes been performed? Yes: X No:

If yes, were these inventories factors in the site's layout and design? Yes: X No:

B. Does the development's design utilize any of the following nonstructural LID-BMPs?

Restrict permanent site disturbance by land owners? Yes: No: X

If yes, how:

Restrict temporary site disturbance during construction? Yes: X No:

If yes, how: Silt fences and inlet filters will be constructed to restrict soil erosion and the
 release of sediments off-site

Consider soils and slopes in selecting disturbance limits? Yes: X No:

If yes, how: The limits of disturbance were minimized to meet existing slopes to the maximum
 extent practicable

C. Specify percentage of site to be cleared: 46% Regraded: 46%

D. Specify percentage of cleared areas done so for buildings: 0%

For driveways and parking: 82% For roadways: 0%

E. What design criteria and/or site changes would be required to reduce the percentages in C and D above?

A reduction in proposed parking spaces, thus intensifying the required parking variance
associated with the proposed development

F. Specify site's hydrologic soil group (HSG) percentages:

HSG A: _____ HSG B: _____ HSG C: _____ HSG D: 100

G. Specify percentage of each HSG that will be permanently disturbed:

HSG A: _____ HSG B: _____ HSG C: _____ HSG D: 46

H. Locating site disturbance within areas with less permeable soils (HSG C and D) and minimizing disturbance within areas with greater permeable soils (HSG A and B) can help maintain groundwater recharge rates and reduce runoff volume increases. In light of the HSG percentages in F and G above, what other practical measures if any can be taken to achieve this?

100% of site disturbance will be within areas of less permeable soils

I. Does the site include Karst topography?

Yes: _____ No: X

If yes, discuss measures taken to limit Karst impacts:

3.3 Impervious Area Management

New impervious surfaces at a development site can have the greatest adverse effect on groundwater recharge and stormwater quality and quantity. This section of the checklist helps identify those nonstructural strategies and LID-BMPs that have been incorporated into a proposed development's design to comprehensively manage the extent and impacts of new impervious surfaces.

A. Specify impervious cover at site: Existing: 57.3% Proposed: 70.1%

B. Specify maximum site impervious coverage allowed by regulations: 50%

C. Compare proposed street cartway widths with those required by regulations: N/A

Type of Street	Proposed Cartway Width (feet)	Required Cartway Width (feet)
Residential access – low intensity		
Residential access – medium intensity		
Residential access – high intensity with parking		
Residential access – high intensity without parking		
Neighborhood		
Minor collector – low intensity without parking		
Minor collector – with one parking lane		
Minor collector – with two parking lanes		
Minor collector – without parking		
Major collector		

D. Compare proposed parking space dimensions with those required by regulations:

Proposed: 9' x 18' Regulations: 9' x 18'

E. Compare proposed number of parking spaces with those required by regulations:

Proposed: 282 Regulations: 452

F. Specify percentage of total site impervious cover created by buildings: N/A

By driveways and parking: +/- 73% By roadways: N/A

G. What design criteria and/or site changes would be required to reduce the percentages in F above?

A reduction in proposed parking spaces, thus intensifying the required parking variance
associated with the proposed development

H. Specify percentage of total impervious area that will be unconnected:

Total site: 0 Buildings: 0 Driveways and parking: 0 Roads: 0

I. Specify percentage of total impervious area that will be porous:

Total site: 0 Buildings: 0 Driveways and parking: 0 Roads: 0

J. Specify percentage of total building roof area that will be vegetated: 0

K. Specify percentage of total parking area located beneath buildings: 0

L. Specify percentage of total parking located within multi-level parking deck: 0

3.4 Time of Concentration Modifications

Decreasing a site's time of concentration (Tc) can lead directly to increased site runoff rates which, in turn, can create new and/or aggravate existing erosion and flooding problems downstream. This section of the checklist helps identify those nonstructural strategies and LID-BMPs that have been incorporated into the proposed development's design to effectively minimize such Tc decreases.

When reviewing Tc modification strategies, it is important to remember that a drainage area's Tc should reflect the general conditions throughout the area. As a result, Tc modifications must generally be applied throughout a drainage area, not just along a specific Tc route.

A. Specify percentage of site's total stormwater conveyance system length that will be:

Storm sewer: 39% Vegetated swale: 27% Natural channel: _____

Stormwater management facility: 34% Other: _____

Note: the total length of the stormwater conveyance system should be measured from the site's downstream property line to the downstream limit of sheet flow at the system's headwaters.

B. What design criteria and/or site changes would be required to reduce the storm sewer percentages and increase the vegetated swale and natural channel percentages in A above?

A reduction in proposed parking spaces, thus intensifying the required parking variance
associated with the proposed development

C. In conveyance system subareas that have overland or sheet flow over impervious surfaces or turf grass, what practical and effective site changes can be made to:

Decrease overland flow slope: The overland flow slope in the parking areas mimic existing conditions.

Additional disturbance to existing steep slopes, construction of additional retaining walls, and rework/regrade
of existing parking areas in order to meeting existing grades surrounding the subject site

Increase overland flow roughness: N/A - extensive landscaping is proposed in open space
areas to increase overland flow roughness

3.5 Preventative Source Controls

The most effective way to address water quality concerns is by pollution prevention. This section of the checklist helps identify those nonstructural strategies and LID-BMPs that have been incorporated into the proposed development's design to reduce the exposure of pollutants to prevent their release into the stormwater runoff.

A. Trash Receptacles

Specify the number of trash receptacles provided: 2

Specify the spacing between the trash receptacles: N/A

Compare trash receptacles proposed with those required by regulations:

Proposed: 2 Regulations: N/A

B. Pet Waste Stations

Specify the number of pet waste stations provided: 0

Specify the spacing between the pet waste stations: N/A

Compare pet waste stations proposed with those required by regulations:

Proposed: N/A Regulations: N/A

C. Inlets, Trash Racks, and Other Devices that Prevent Discharge of Large Trash and Debris

Specify percentage of total inlets that comply with the NJPDES storm drain inlet criteria: 19

D. Maintenance

Specify the frequency of the following maintenance activities:

Street sweeping: Proposed: At Owner's Discretion Regulations: N/A

Litter collection: Proposed: At Owner's Discretion Regulations: N/A

Identify other stormwater management measures on the site that prevent discharge of large trash and debris:

Inlet grates which prevent trash from entering the stormwater conveyance network

E. Prevention and Containment of Spills

Identify locations where pollutants are located on the site, and the features that prevent these pollutants from being exposed to stormwater runoff:

Pollutant: N/A Location: N/A

Feature utilized to prevent pollutant exposure, harmful accumulation, or contain spills:

Pollutant: N/A Location: N/A

Feature utilized to prevent pollutant exposure, harmful accumulation, or contain spills:

Pollutant: N/A Location: N/A

Feature utilized to prevent pollutant exposure, harmful accumulation, or contain spills:

Pollutant: N/A Location: N/A

Feature utilized to prevent pollutant exposure, harmful accumulation, or contain spills:

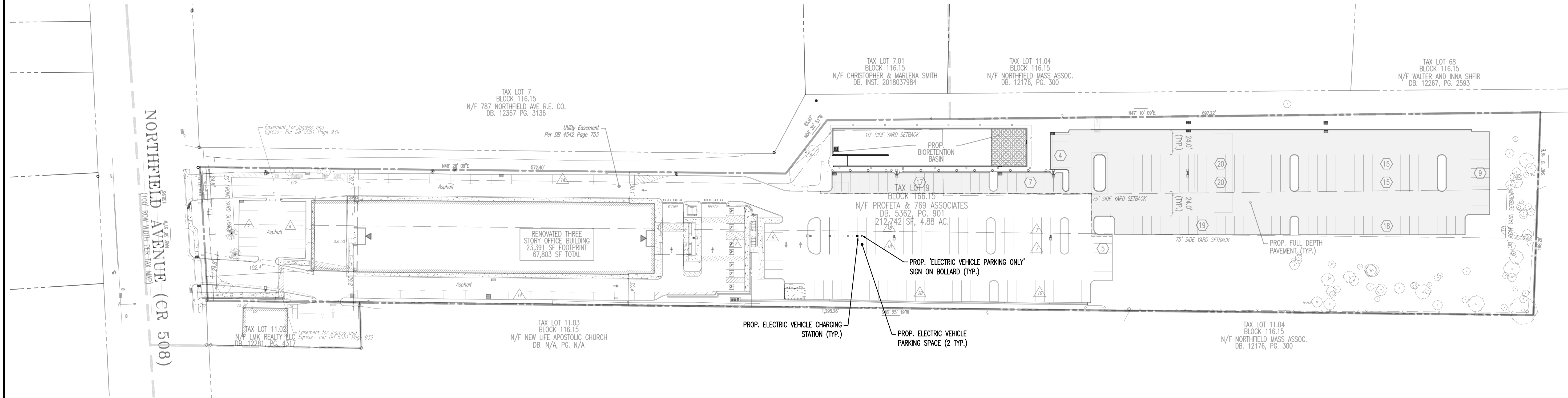
Pollutant: N/A Location: N/A

Part 4: Compliance with Nonstructural Requirements of NJDEP Stormwater Management Rules

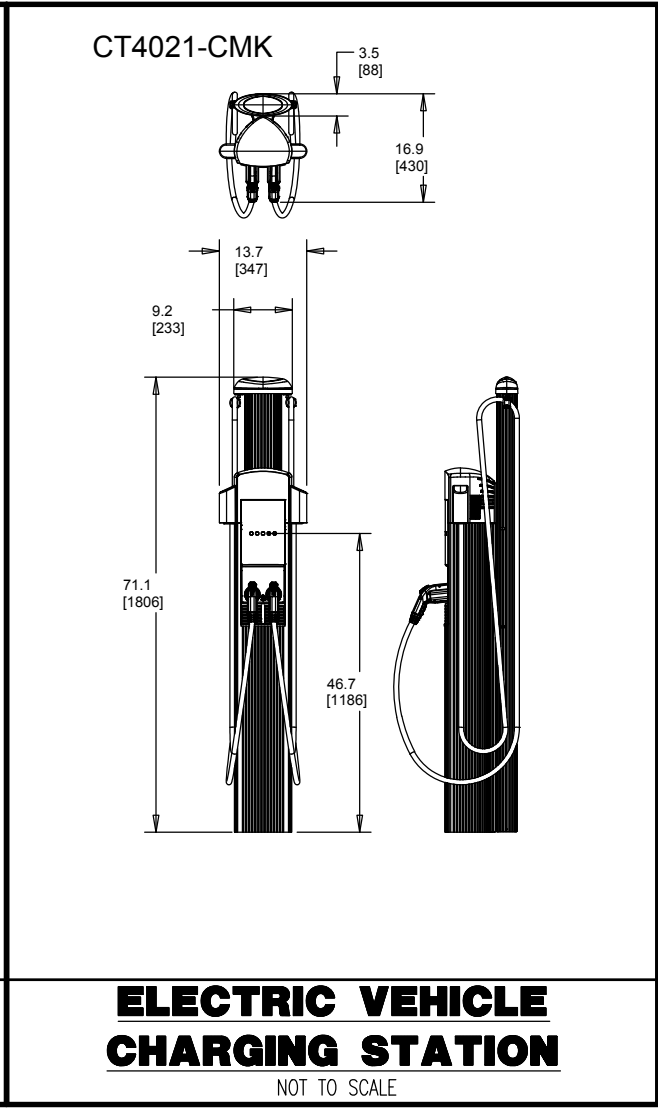
1. Based upon the checklist responses above, indicate which nonstructural strategies have been incorporated into the proposed development's design in accordance with N.J.A.C. 7:8-5.3(b):

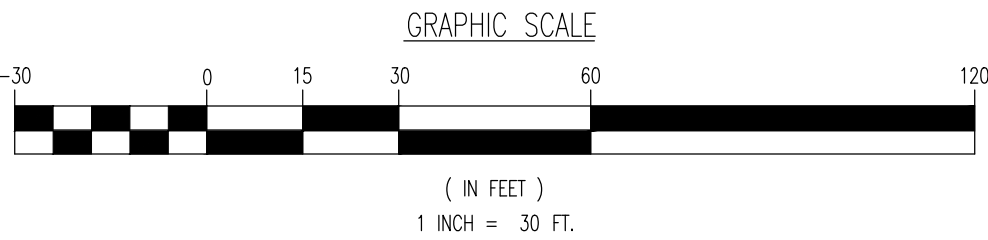
No.	Nonstructural Strategy	Yes	No
1.	Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss.	X	
2.	Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces.	X	
3.	Maximize the protection of natural drainage features and vegetation.	X	
4.	Minimize the decrease in the pre-construction time of concentration.	X	
5.	Minimize land disturbance including clearing and grading.	X	
6.	Minimize soil compaction.	X	
7.	Provide low maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers, and pesticides.	X	
8.	Provide vegetated open-channel conveyance systems discharge into and through stable vegetated areas.	X	
9.	Provide preventative source controls.	X	

2. For those strategies that have not been incorporated into the proposed development's design, provide engineering, environmental, and/or safety reasons. Attached additional pages as necessary.



PHASE II PLAN
SCALE: 1" = 50'





THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION			
OWNER: _____	DESIGNER: _____	DATED: _____	_____
RRR _____	RJC _____	JCS _____	_____

PROJECT: ALTERA 769, LLC PROPOSED SITE IMPROVEMENTS 769 NORTHFIELD AVENUE (CR 508) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ



**DYNAMIC
ENGINEERING**

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

245 Main Street, Suite 110
Chester, NJ 07930

T: 908.879.9229 | F: 908.879.0222

Offices conveniently located at:

www.dynamicec.com

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

SHEET No:	1	Rev. #:
	OF 3	

[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

RRR	JCS	-
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PROJECT: **ALTERA 789, LLC**
PROPOSED SITE IMPROVEMENTS
BLOCK 166.15, LOT 9
769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ



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- Trenton, New Jersey • 732.521.9200
- Philadelphia, Pennsylvania • 215.267.0200
- Allentown, Pennsylvania • 610.633.9200
- Bethlehem, Pennsylvania • 610.384.6400
- Allentown, PA • 717.232.2640
- Houston, Texas • 713.289.4640
- Allentown, PA • 610.384.6400
- Dallas, Texas, Houston • 541.807.8070

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

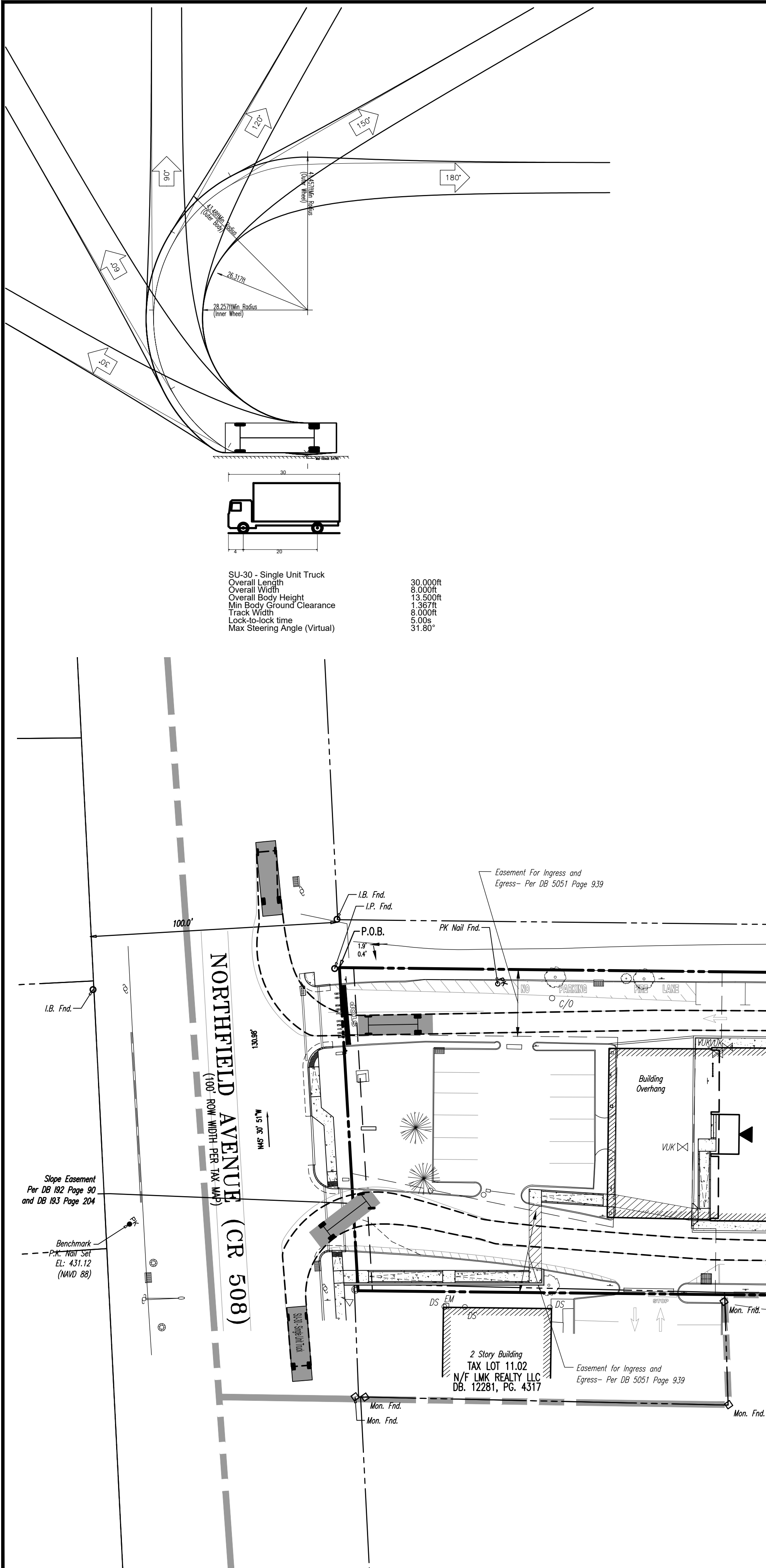
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TITLE: **VEHICLE CIRCULATION
EXHIBIT - DELIVERY**

SCALE: (H) 1"=30' (V).	DATE: 02/17/2022
PROJECT No: 2530-99-006	

SHEET No: **2**

Plotted: 02/17/22 - 9:51 AM, By: russell
File: P:\DECPC PROJECTS\2530 Altera Development\99-006 West Orange\Wg\Exhibits (Misc)\2022-02-14 Vehicle Tracking\ D253099006EVT0.dwg, ----> 02 VEHICLE CIRCULATION EXHIBIT - DELIVERY



**ZONE
OB-1**

TAX LOT 7
BLOCK 116.15
N/F 787 NORTHFIELD AVE R.E. CO.
DB. 12367 PG. 3136

**ZONE
R-5**

RENOVATED THREE
STORY OFFICE BUILDING
23,391 SF FOOTPRINT
67,803 SF TOTAL

TAX LOT 9
BLOCK 166.15
N/F PROFETA & 769 ASSOCIATES
DB. 5362, PG. 901
212,742 SF, 4.88 AC.

TAX LOT 11.03
BLOCK 116.15
N/F NEW LIFE APOSTOLIC CHURCH
DB. N/A, PG. N/A

2 Story Building
TAX LOT 11.02
N/F LMK REALTY LLC
DB. 12281, PG. 4317

NORTHFIELD AVENUE (CR 508)
(100' ROW WIDTH PER TAX MAP)

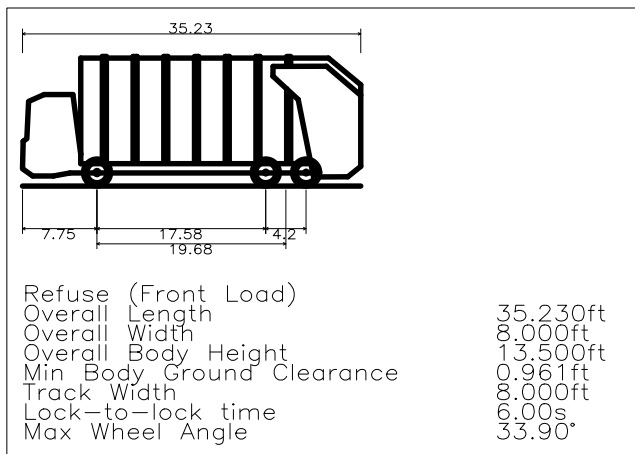
*Slope Easement
Per DB 192 Page 90
and DB 193 Page 204*

Benchmark -
 --- P.K. Nail Set
 EL: 431.12
 (NAVD 88)

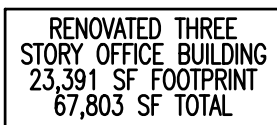
GRAPHIC SCALE



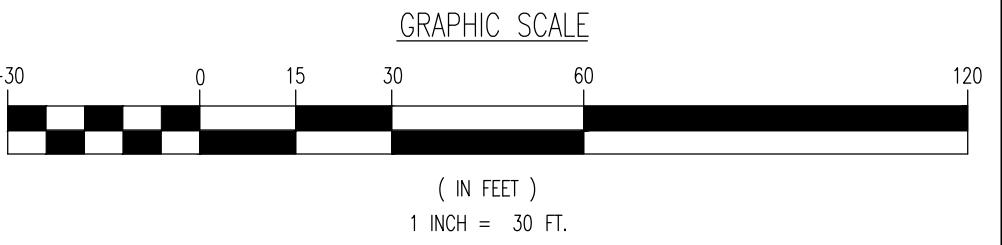
(IN FEET)
1 INCH = 30 FT.



SCALE: 1" = 30'



SCALE: 1" = 30'



BLOCK 166.15, LOT 9
769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ



FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

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**245 Main Street, Suite 110
Chester, NJ 07930**

T: 908.879.9229 F: 908.879.0222

Offices conveniently located at:

- Salem, New Jersey • 732.747.0170
- Clayton, New Jersey • 908.879.9229
- North Plainfield, New Jersey • 973.752.7320
- Towamencin, New Jersey • 732.747.9229
- Irvington, New Jersey • 973.687.0170
- Philadelphia, Pennsylvania • 215.233.2433
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- Irvington, Texas • 214.381.2840
- Millville, New Jersey • 856.284.2840
- Dulles, Virginia • 541.507.8570

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ROBERT J. COLUCCO III

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

JOSEPH C. SPARONE

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TITLE: VEHICLE CIRCULATION
EXHIBIT - REFUSE

SCALE: (H) 1" = 30' (V).	DATE: 02/17/2022
PROJECT No: 2530-99-006	

SHEET No: 3	Rev. #: Q
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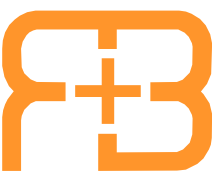
PERSPECTIVE VIEW FROM SOUTH WEST

REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT		2/17/22
REVISED PER TOWNSHIP COMMENTS		10/14/21
PLANNING BOARD APPROVAL		8/08/21
NO.	REVISION	DATE

3D RENDERING

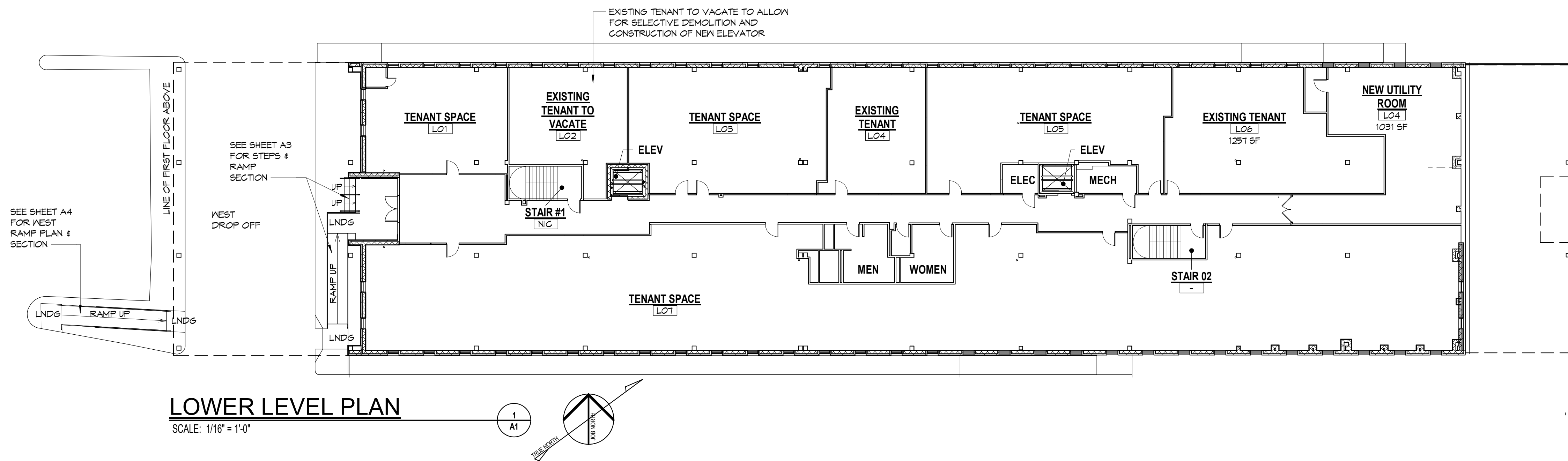
PROPOSED ALTERATION
ESSEX MEDICAL CENTER

769 NORTHFIELD AVE. LIVINGSTON, N.J.

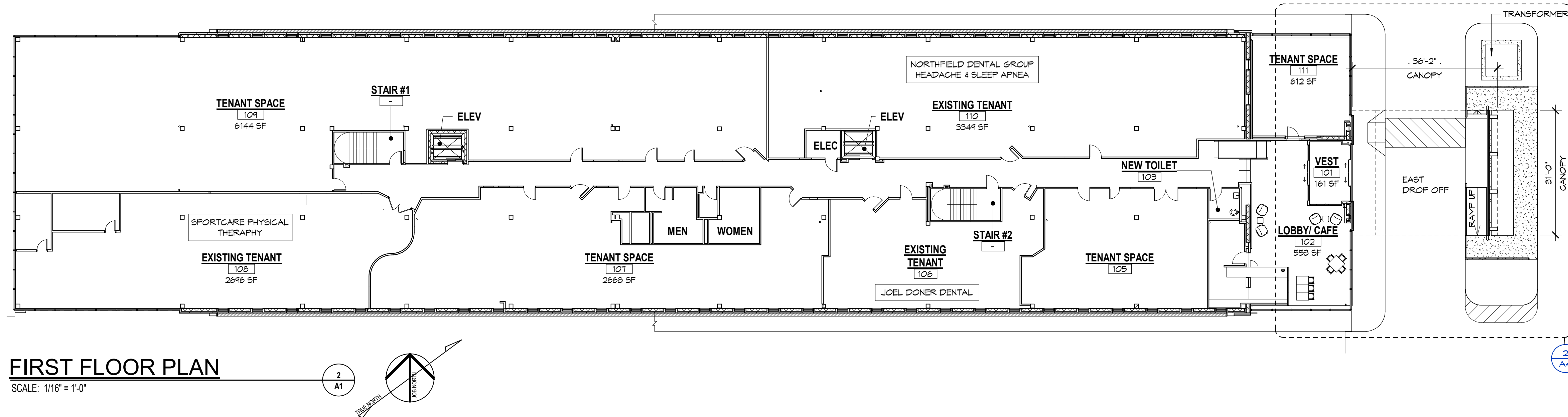
 **Rotwein+Blake**
16 Microbath Road, Suite B Livingston, NJ 07039
PH: 973.740.9755 FAX: 973.740.9766
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LMH 10-8-21

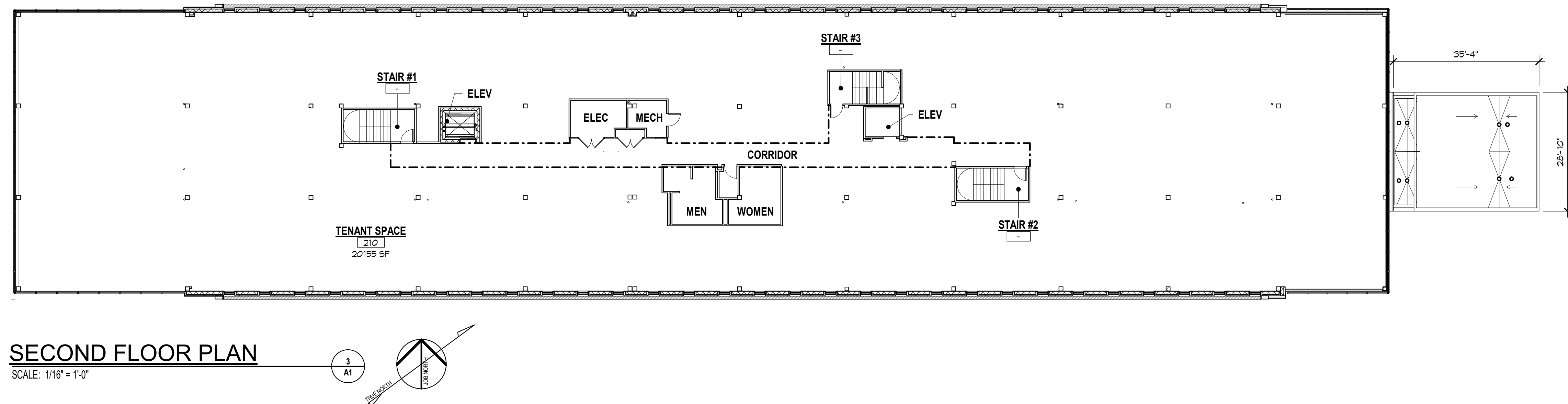
202105.00	EDY	7/29/21
PROJECT NO.	DWN. BY	DATE
	LB	
	CHECKED	SCALE
		A0
		DRAWING NO.



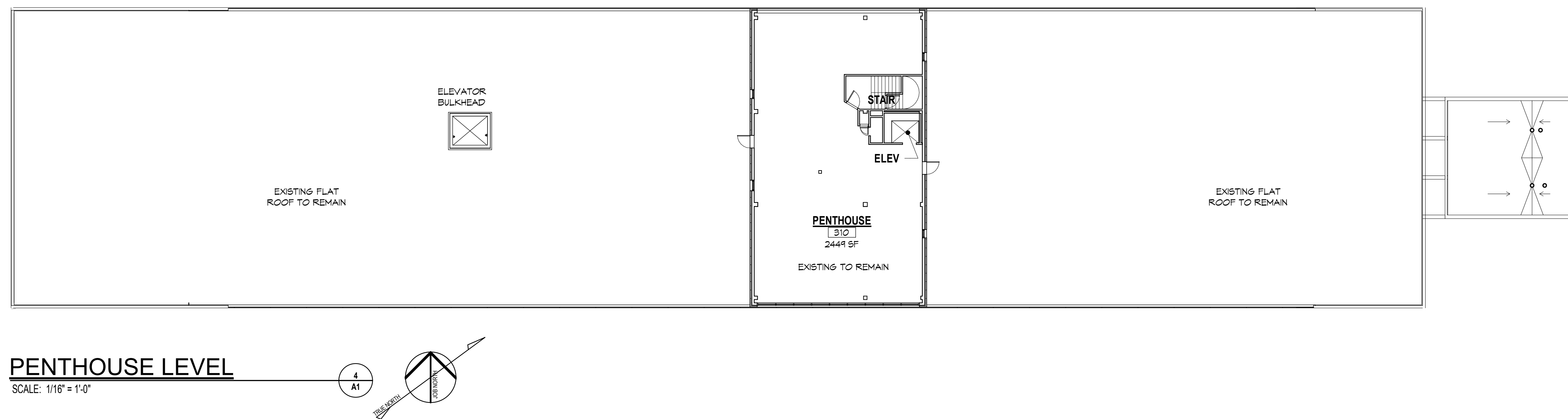
LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

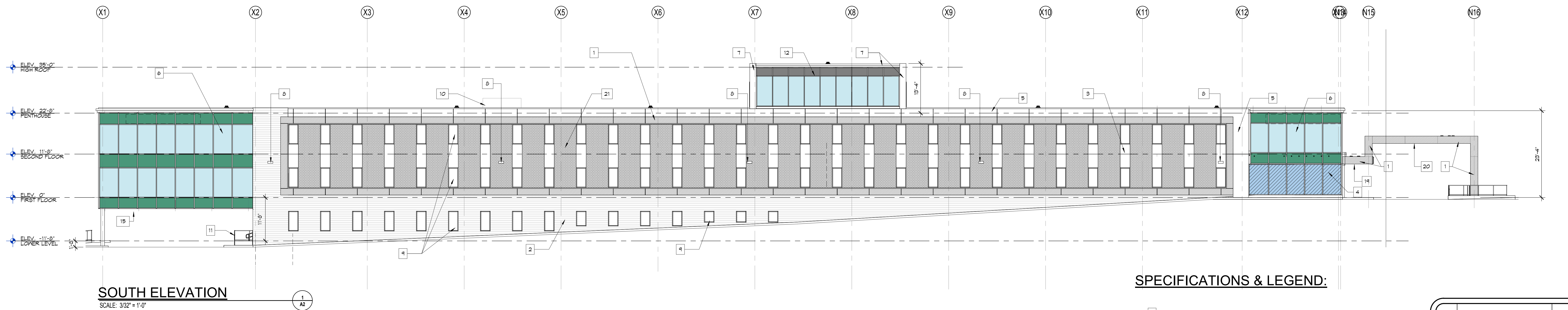
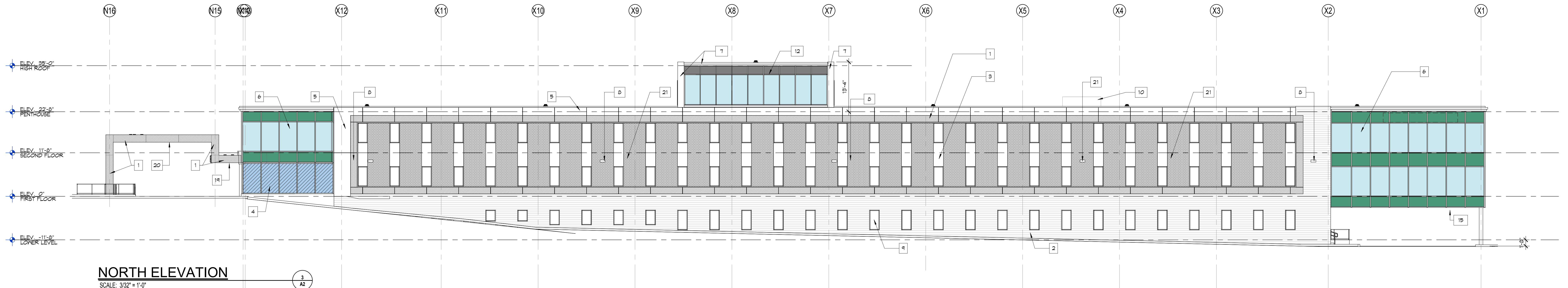


SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



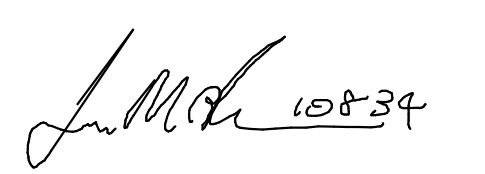
PENTHOUSE LEVEL
SCALE: 1/16" = 1'-0"

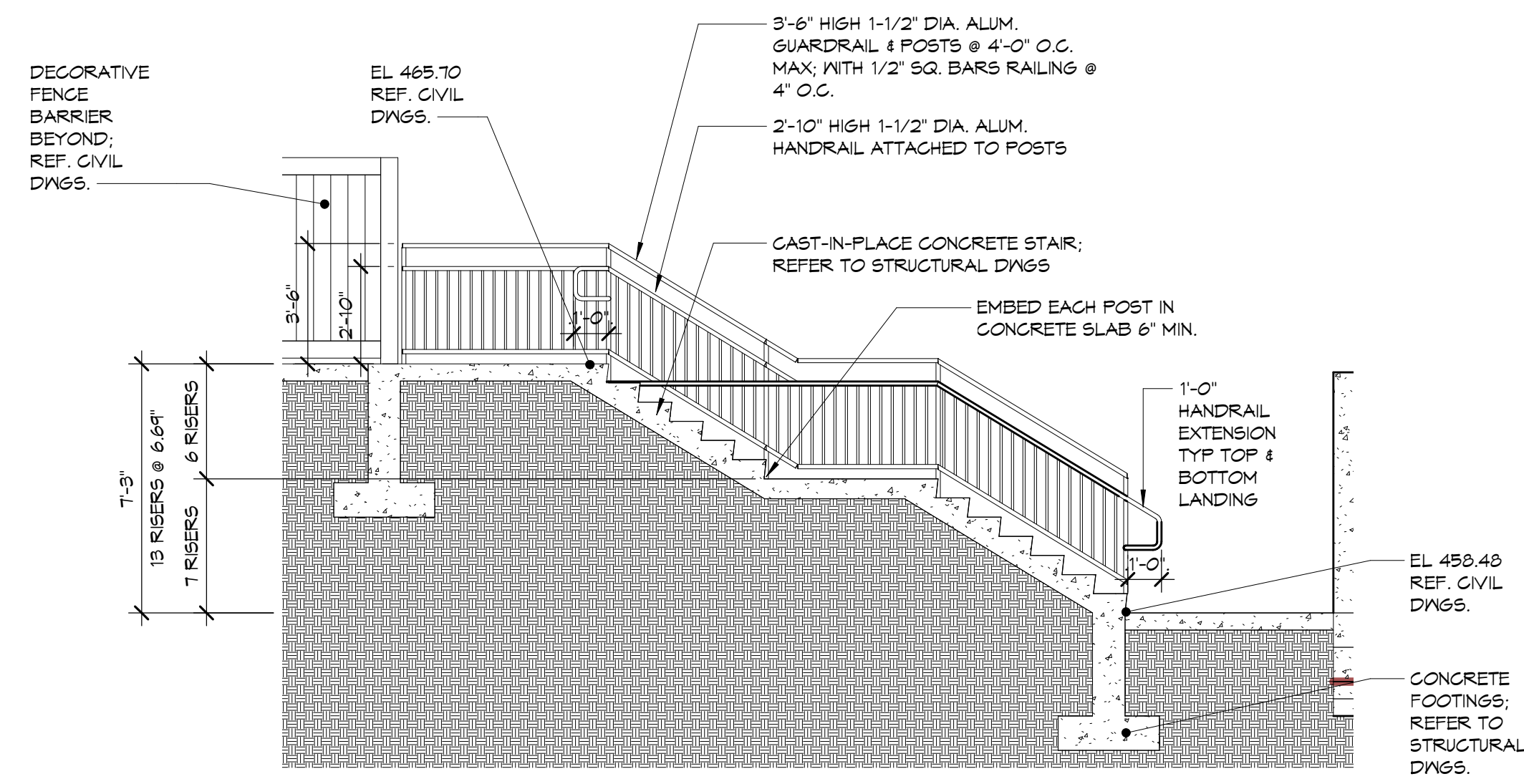
	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT	2/17/22	
	REVISED PER TOWNSHIP COMMENTS	10/14/21	
	PLANNING BOARD APPROVAL	8/08/21	
NO.	REVISION	DATE	
FLOOR PLANS			
PROPOSED ALTERATION			
ESSEX MEDICAL CENTER			
769 NORTHFIELD AVE. LIVINGSTON, N.J.			
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202105.00 PROJECT NO.	EDY DWN. BY	7/29/21 DATE	A1 DRAWING NO.
	LB CHECKED	1/16" = 1'-0" SCALE	



SPECIFICATIONS & LEGEND:

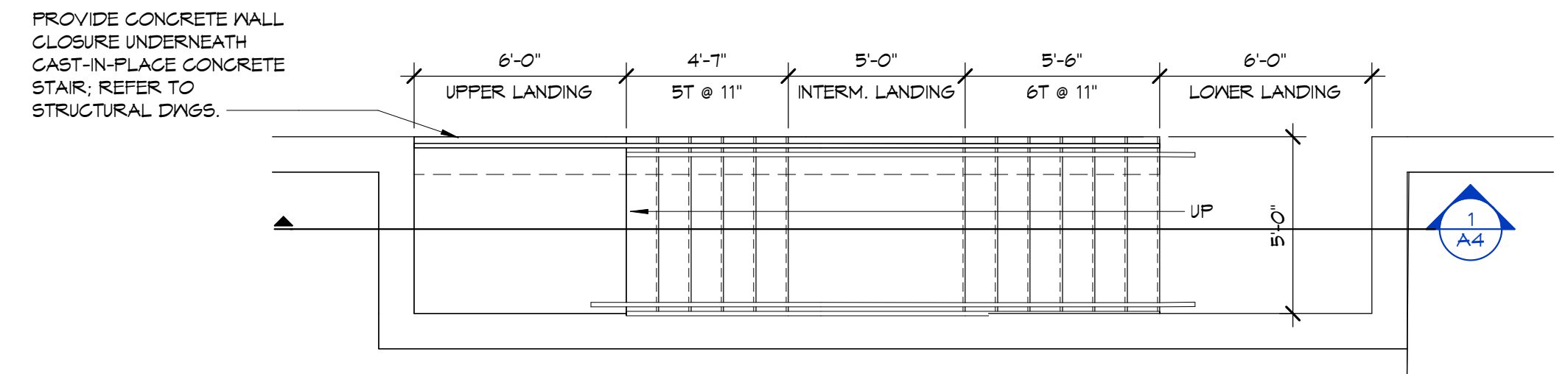
- 1 CORTEN-STEEL-LOOK ALUMINUM COMPOSITE METAL PANELS RAINSCREEN SYSTEM WALL FINISH ON METAL HAT CHANNELS ON THERMALLY BROKEN GREEN Z-GLIPS
- 2 BOARD FORM CONCRETE-LOOK FIBER CEMENT BOARD WALL FINISH
- 3 COLOR 1, ALUMINUM COMPOSITE METAL PANEL BETWEEN WINDOWS (COLOR TO BE SELECTED BY ARCHITECT)
- 4 ALUMINUM FRAME 1" THICK INSULATING GLASS STOREFRONT WITH VISION GLAZING 4 SPANDREL GLASS WHERE SHOWN; BASIS OF DESIGN: KAWNEER 451T OR APPROVED EQUAL
- 5 COLOR 3, ALUMINUM COMPOSITE METAL PANEL (COLOR TO BE SELECTED BY ARCHITECT)
- 6 EXISTING ALUMINUM FRAME TO REMAIN, GLASS TO BE REPLACED
- 7 COLOR 3, ALUMINUM COMPOSITE METAL PANEL (COLOR TO BE SELECTED BY ARCHITECT)
- 8 WALL MOUNTED LIGHT FIXTURE FOR SITE LIGHTING. REFER TO CIVIL DRAWINGS FOR LIGHT FIXTURE SPECS.
- 9 EXISTING WINDOWS TO REMAIN
- 10 WHITE T.P.O. MEMBRANE FINISH ELEVATOR BULKHEAD BEYOND
- 11 PAINTED METAL RAILING
- 12 EXISTING ALUMINUM FRAMED GLASS STOREFRONT AT PENTHOUSE LEVEL TO REMAIN
- 13 EXISTING PENTHOUSE WALL/DOOR BEYOND TO BE PAINTED
- 14 ALUM FRAME GLASS SLIDING DOOR WITHIN STOREFRONT SYSTEM
- 15 REPLACE EXISTING CEILING TILES TO MATCH EXISTING. CEILING GRID TO BE PAINTED TO MATCH EXISTING.
- 16 WOOD-LOOK ALUMINUM COMPOSITE METAL PANEL RAINSCREEN WALL SYSTEM
- 17 TENANT SIGNAGE: INDIVIDUAL BACK LIT ALUMINUM CHANNEL LETTERS
- 18 WOOD-LOOK ALUMINUM COMPOSITE METAL PANEL CEILING SYSTEM
- 20 FOR UPPER CANOPY CEILING, UNDERSIDE OF METAL DECK SHALL BE EXPOSED AND TO BE PAINTED. COLOR TO BE SELECTED BY ARCHITECT.
- 21 EXISTING BRICK VENEER TO BE PAINTED (COLOR TO BE SELECTED BY ARCHITECT)

REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT		2/17/22
REVISED PER TOWNSHIP COMMENTS		10/14/21
PLANNING BOARD APPROVAL		8/08/21
NO.	REVISION	DATE
BUILDING ELEVATIONS		
PROPOSED ALTERATION		
ESSEX MEDICAL CENTER		
769 NORTHFIELD AVE. LIVINGSTON, N.J.		
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202105.00	EDY DWN. BY	7/29/21 DATE
PROJECT NO.	LB CHECKED	As indicated SCALE
		A2 DRAWING NO.



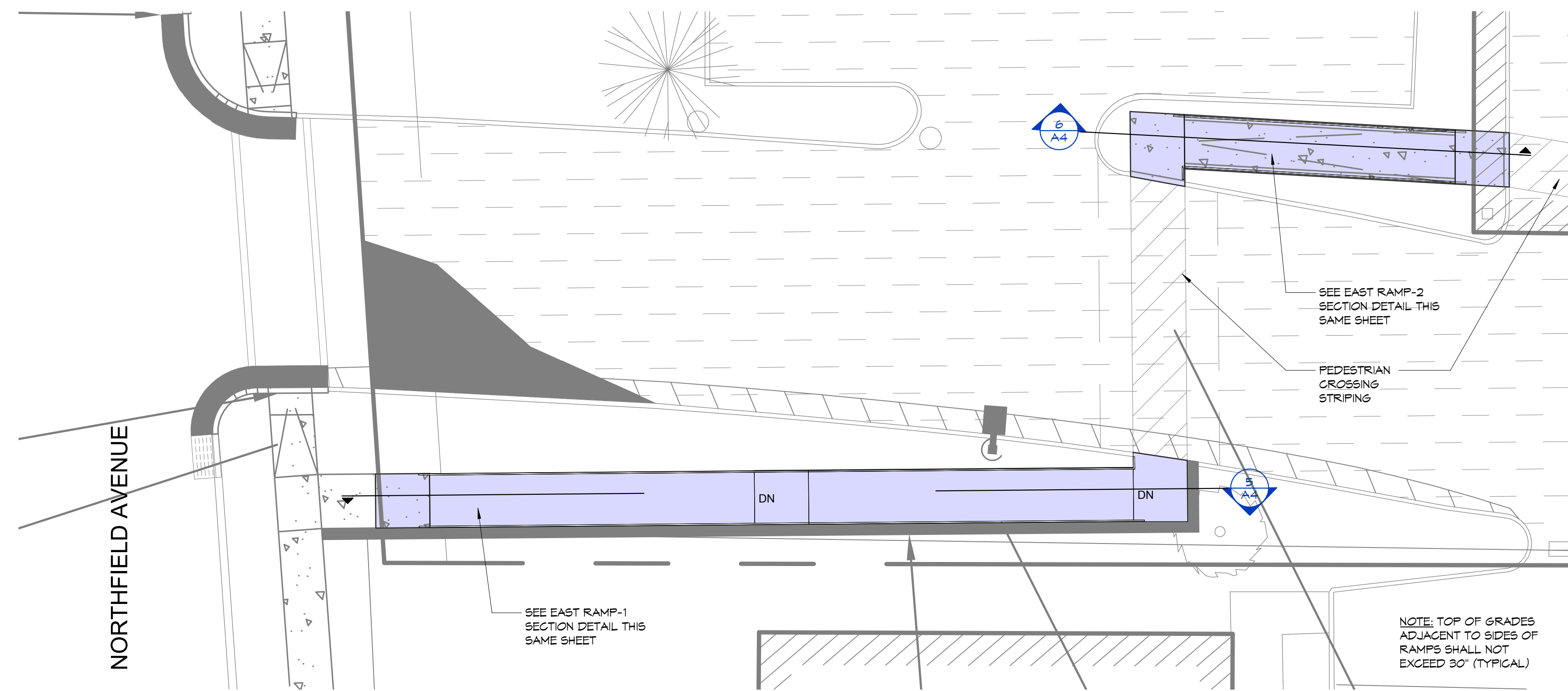
EAST EXTERIOR STAIR SECTION DETAIL

SCALE: 1/4" = 1'-0"



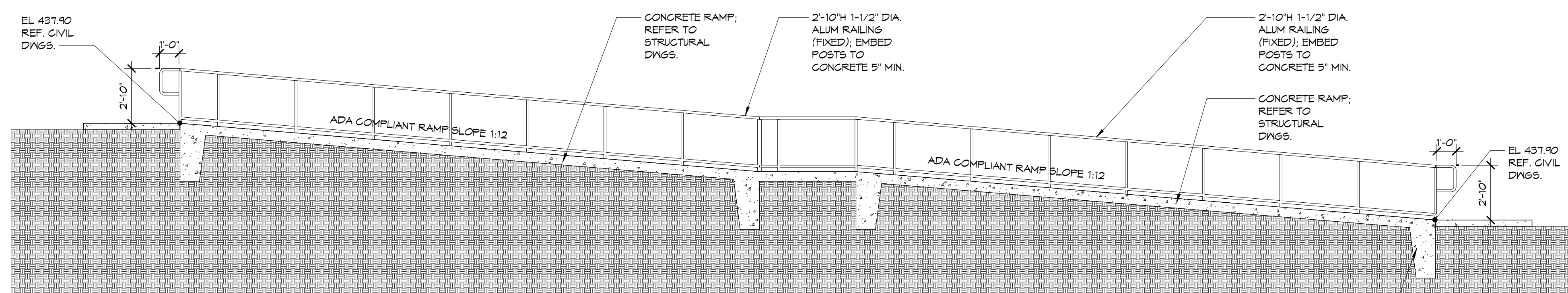
EAST EXTERIOR STAIR PLAN

SCALE: 1/4" = 1'-0"



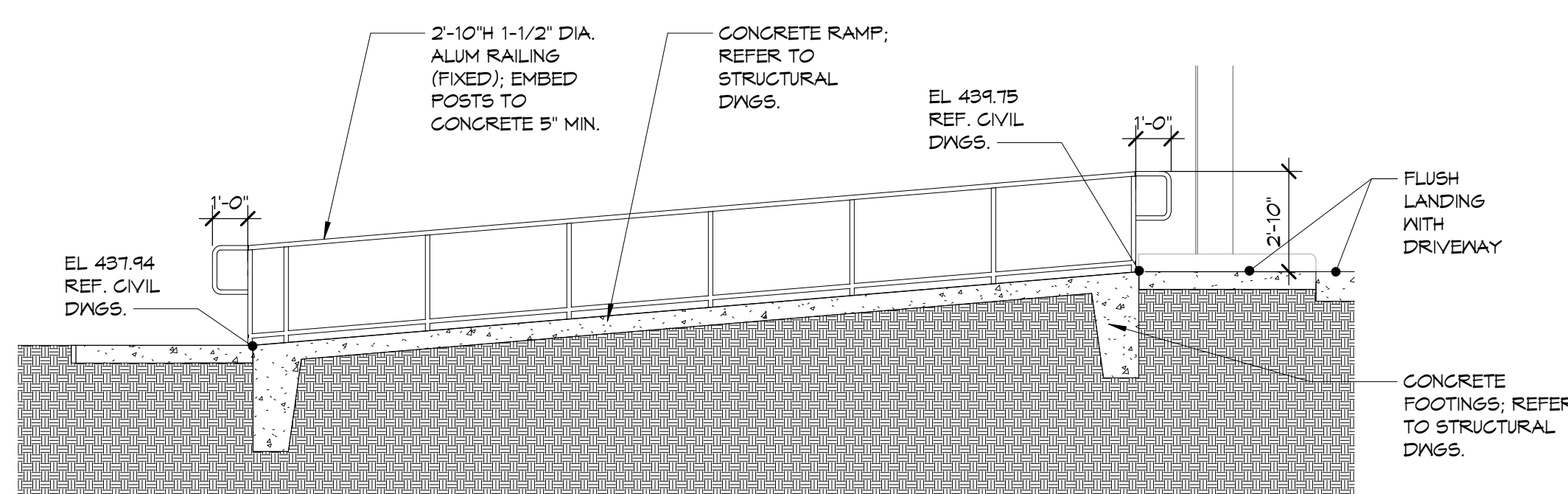
PLAN OF WEST RAMPS 1 & 2

SCALE: 1/8" = 1'-0"



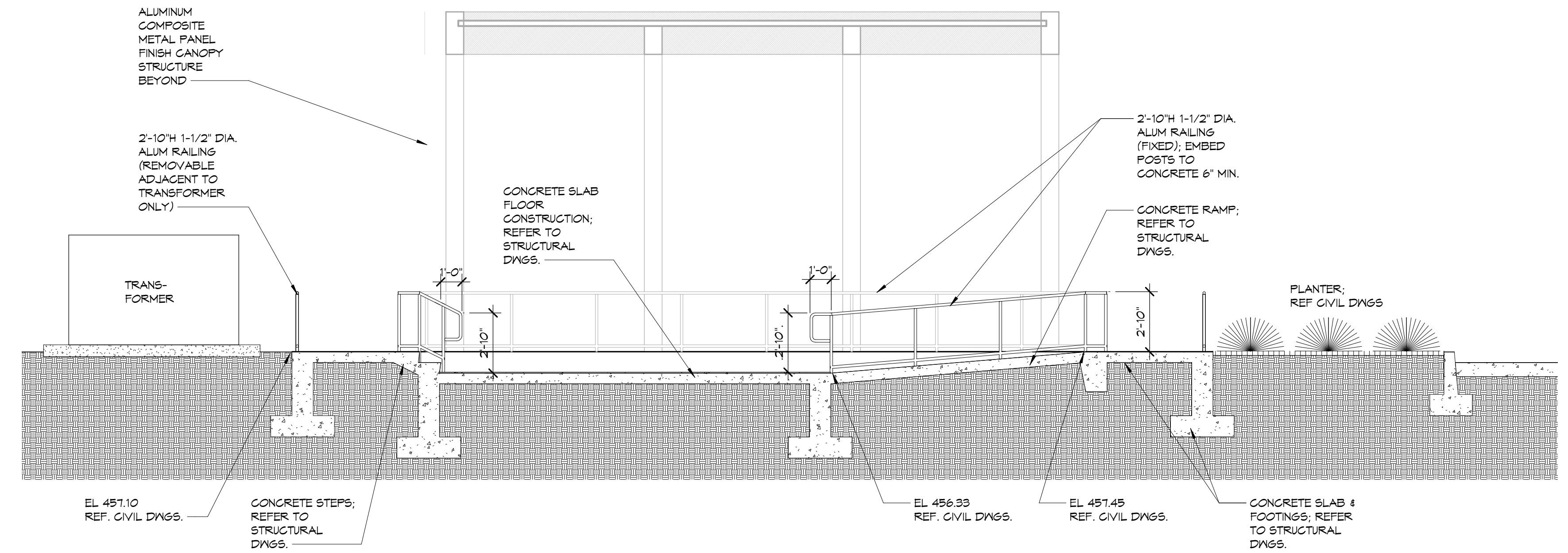
WEST RAMP 1 SECTION DETAIL

SCALE: 1/4" = 1'-0"



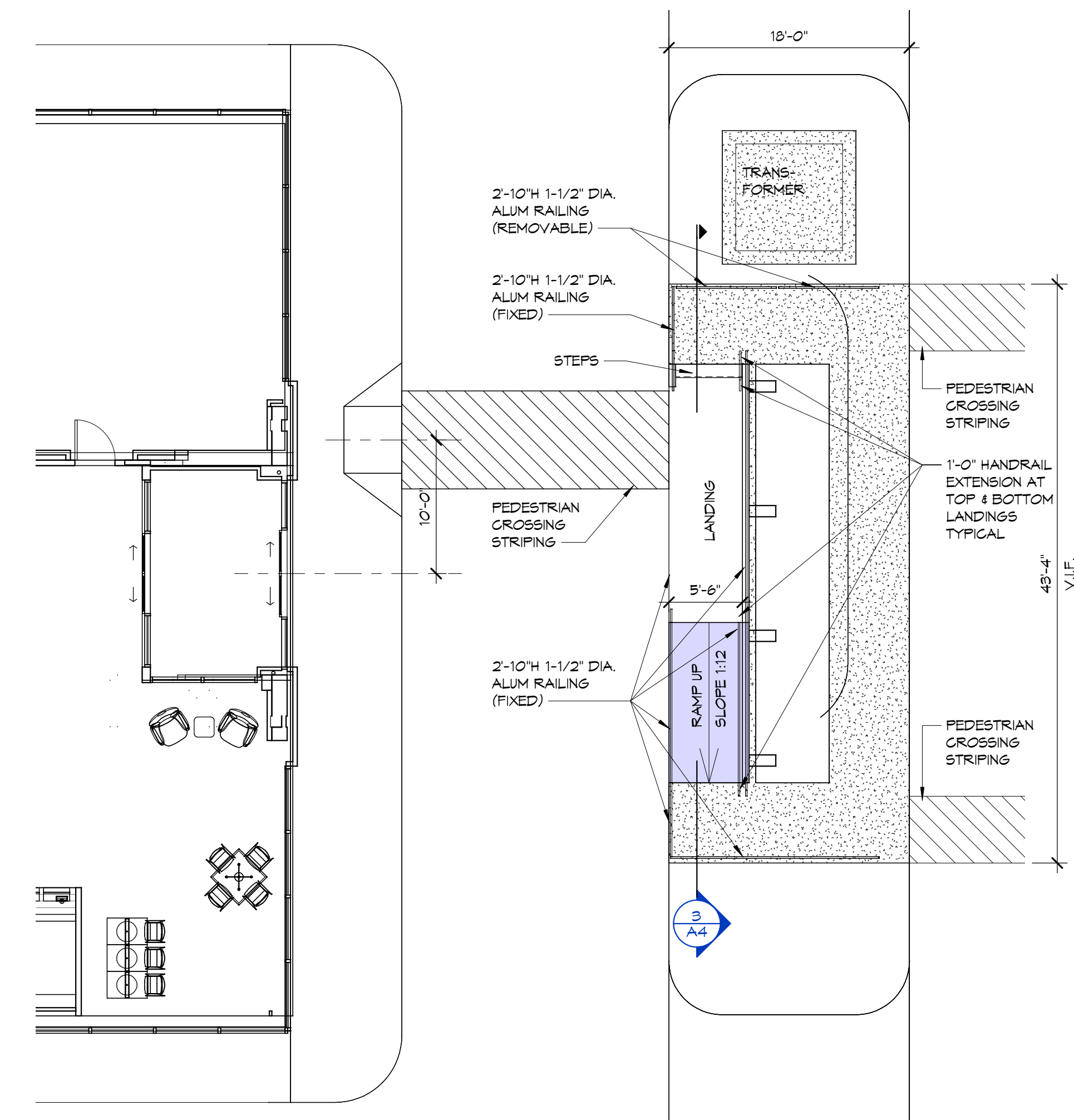
WEST RAMP-2 SECTION DETAIL

SCALE: 1/4" = 1'-0"



SECTION OF RAMP & STEPS AT EAST DROPOFF

SCALE: 1/4" = 1'-0"



PLAN OF RAMP & STEPS AT EAST DROPOFF

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. FOR ALL RAMPS AND STEPS, PROJECT WIDE, REFER TO CIVIL DWGS FOR FINAL GRADE ELEVATIONS INFORMATION OF ALL TOP & BOTTOM LANDINGS.
2. ALL PEDESTRIAN RAMPS SHALL BE ADA COMPLIANT.

	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT	2/17/2
	REVISED PER TOWNSHIP COMMENTS	10/14/2
NO.	REVISION	DATE

STAIR / RAMP DETAILS

**PROPOSED ALTERATION
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202105.00	EDY	10/22/21	A4
PROJECT NO.	DWN. BY	DATE	
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	CHECKED	SCALE	